

UNOFFICIAL COPY

Doc#: 2312108242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/01/2023 03:02 PM Pg: 1 of 3

WARRANTY DEED

Statutory Illinois
(Individual to Individual)

Mail to:

MS. MARJANI WILLIAMS
4326 S. Forrestville Avenue, Unit #2
Chicago, Illinois 60653

Send Subsequent Tax Bills to:

MS. MARJANI WILLIAMS
4326 S. Forrestville Avenue, Unit #2
Chicago, Illinois 60653

Dec ID 20230401608106
ST/CO Stamp 2-080-080-592 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-275-415-760 City Tax: \$2,310.00

THE GRANTOR(S), **MIKE J. OUYANG and JIAWEN YAN, husband and wife**, of **61 W. 15th Street, Chicago, Illinois 60616**, of the County of Cook, State of Illinois, for and in consideration of **TEN (\$10.00) AND NO/100 DOLLARS** and other good and valuable considerations in hand paid, **CONVEY(S) and WARRANT(S) to: MARJANI WILLIAMS, a single woman**, of **4326 S. Forrestville Avenue, Unit #2, Chicago, Illinois 60653** of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois:

See Legal Description attached hereto as Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD.

FIRST AMERICAN TITLE


FILE # 3155952 102

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; in general real estate taxes not yet due and payable at the time of closing.

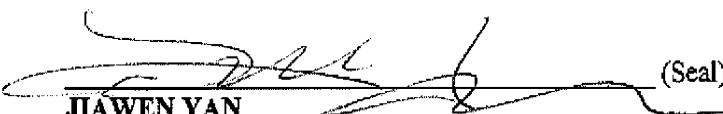
Permanent Index Number(s): **20-03-401-051-1002**

Address of Real Estate: **4326 S. Forrestville Avenue, Unit #2, Chicago, Illinois 60653**

Dated on **April 28, 2023**



MIKE J. OUYANG (Seal)



JIAWEN YAN (Seal)

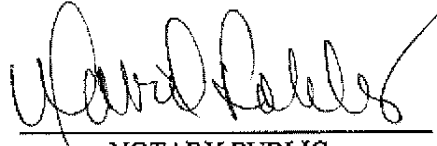
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STATE OF ILLINOIS
COUNTY OF COOK

] ss.
]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MIKE J. OUYANG** and **JIAWEN YAN**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

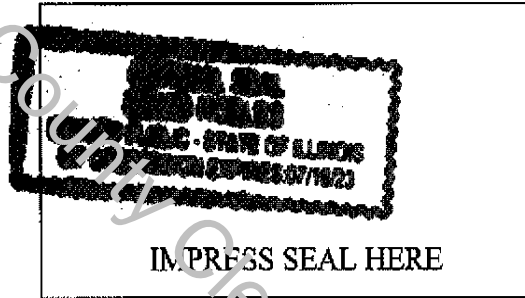
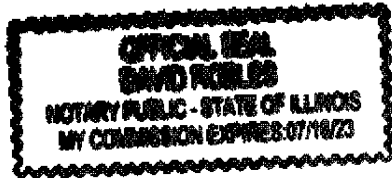
Given under my hand and notarial seal, this 28th day of April, 2023.



NOTARY PUBLIC

My commission expires on _____, 20__

This instrument was prepared by:
Attorney Karen M. Walker
3353 S. Prairie Avenue, 1st Flr.
Chicago, Illinois 60616



*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 4326-2 IN FORRESTVILLE CONDOMINIUM TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE 4326-G-2, AND STORAGE SPACE 4326-S.A.2, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

CERTAIN LOTS IN BLOCK 2 OF B.B. CRONKITE AND COMPANY'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON NOVEMBER 2, 2005 AS DOCUMENT 0530634043 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-03401-051-1002

Property Address: 4326 S Forrestville Ave #2, Chicago, Illinois 60653

Property of Cook County Clerk's Office